

MINUTES
LASALLE-PERU TOWNSHIP HIGH SCHOOL DISTRICT #120
BUILDING AND GROUNDS COMMITTEE MEETING
TUESDAY, JULY 14, 2026, 4:00 P.M.

CALL TO ORDER

Mr. Gary Ferrari, Committee Chair, called the meeting to order at 4:00 p.m.

ROLL CALL

PRESENT: Mr. Gary Ferrari, Committee Chair and Mr. Scott Pescetto

ABSENT: Mrs. Chris Krzyaniak

OTHERS IN ATTENDANCE: Dr. Clayton Theisinger, Superintendent, Mrs. Lori Whalen, Business Manager, Mr. Tim Tomminello, Director of Building and Grounds, Mr. Mike Kmetz, Kmetz Architect Inc., and Mrs. Jennifer Riva, Board Secretary

Pledge of Allegiance was recited.

REVIEW AND APPROVAL OF THE MINUTES FOR JUNE 16, 2026, COMMITTEE MEETING

MOTION by Mr. Pescetto, seconded by Mr. Ferrari, to approve minutes from the June 16, 2026, committee meeting, as presented. Voting Aye: Mr. Pescetto and Mr. Ferrari. Voting Nay: None. **The motion carried.**

EUREKA SAVINGS BANK AG CENTER – UPDATES AND CHANGE ORDERS

Dr. Theisinger updated the committee and recommended the following change orders. He also reported the project's change orders currently total approximately 2.4–2.5% of the overall project cost, which is below the industry standard of 3–5%. The substantial completion date remains August 1st, and plans for a grand opening are being discussed

- a. CO#24 - Gas Meter Concrete Pad: Ameren will not begin installation until the concrete pad for the gas meter is installed.
- b. CO#25 - Restroom Exhaust Fan: Installation of the inline exhaust fan and associated ductwork is required.
- c. CO#26 - Emergency Gas Shut Off: A mushroom-style button will be installed for emergency operation.
- d. CO#27 - Fire Protection Piping Relocation: A sprinkler pipe obstruction was identified in one of the stairwells and requires relocation.
- e. CO#28 - Revised Flooring: The original plan was to install carpet; however, due to concerns related the day-to-day activities within an agricultural building, Dr. Theisinger, Mr. Hintzsche, and Mr. Tomminello agreed to modify the flooring selection to luxury vinyl tile (LVT). Estimated cost is approximately \$17,000. Installation of the LVT flooring is scheduled to begin on August 17th.
- f. CO#29 - Fire Sprinkler Adjustment for Greenhouse: The fire sprinkler heads are currently positioned above the shade fabric system and will need to be relocated below the shades to ensure proper functionality.

ACCEPT TO RECOMMEND THE BOARD OF EDUCATION APPROVE THE EUREKA SAVINGS BANK AG CENTER CHANGE ORDERS AS PRESENTED

MOTION by Mr. Pescetto, seconded by Mr. Ferrari, to approve the Eureka Savings Bank Ag Center change orders, as presented. Voting Aye: Mr. Pescetto and Mr. Ferrari. Voting Nay: None. **The motion carried.**

POSSIBLE APPROVAL AND FILING OF THE CITY OF LASALLE APPLICATION FOR A SPECIAL USE PERMIT, AND ITS ATTACHMENTS, RELATED TO THE VETERINARY SCIENCE BUILDING PROPERTY

Dr. Theisinger provided the committee with an update regarding the district's application for a Special Use Permit with the City of LaSalle to allow animals on campus. Upon approval by the Board of Education, the application will be submitted to the City of LaSalle for review and consideration by the appropriate review

committee. Dr. Theisinger, Attorney Zukowski, and Mr. Hintzsche will be available during the process to address any questions or concerns. A comprehensive odor and noise management plan has been developed, and they will communicate with neighboring property owners to proactively address any potential concerns. The animals would not be kept on campus permanently; they would only be present for specific educational purposes or events.

ACCEPT TO RECOMMEND THE BOARD OF EDUCATION APPROVE AND AUTHORIZE THE FILING OF THE CITY OF LASALLE APPLICATION FOR A SPECIAL USE PERMIT AS PRESENTED
MOTION by Mr. Pescetto, seconded by Mr. Ferrari, to approve and authorize the filing of the City of LaSalle application for a Special Use Permit, as presented. Voting Aye: Mr. Pescetto and Mr. Ferrari. Voting Nay: None. **The motion carried**

CURRENT PROJECTS UPDATE

Mr. Kmetz and Mr. Tomminello reported on the following:

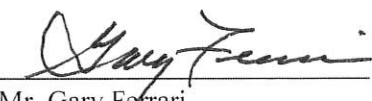
- Dolan Building and Auto Shop Fire Alarm Replacements: Project is 80-85% complete.
- Dolan Building Restroom Renovations: The epoxy flooring has been applied, and the ceiling installation is scheduled to be completed within the next few days.
- Sellet Gym Doors, Frames, and Hardware: The doors and frames are on-site; however, the project is pending the arrival of the hardware. Work over the next couple of weeks will not interfere with registration or activities.
- East Gym Flooring: Refinishing of the floors will be completed on Friday and reopen for use on July 20th.
- Summer 2025 Projects - Masonry Restoration (Science Wing) and Roof Replacement: Final payments have been made, and Mr. Kmetz will follow up with ISBE on paperwork to close the projects.
- Eureka Savings Bank Ag Center: The second floor is complete with final work moving to the first floor. substantial completion date remains August 1st.
- Howard Fellows Stadium: Mr. Tomminello reported that standing water is present on-site, and heavy equipment will be mobilized once conditions improve. The base coat for the traffic coating rework was applied on July 13th, with the final coat to follow weather permitting. Lighting work may be deferred until after football season or completed next spring to avoid conflicts with traffic coating operations and weather-related delays.

OTHER

Dr. Theisinger and Mr. Tomminello met with a representative from Byrne & Jones to discuss potential solutions regarding the discus area safety concerns at the Sports Complex. Additional discussions with coaches, along with further analysis of the facility, will take place to identify and develop appropriate solutions moving forward.

ADJOURNMENT

Motion by Mr. Pescetto, seconded by Mr. Ferrari, to adjourn. Voting Aye: Mr. Pescetto and Mr. Ferrari. Voting Nay: None. **The motion carried. Time 4:17 p.m.**


Mr. Gary Ferrari
Committee Chair


Mrs. Jennifer Riva
Board Secretary